PT OF WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 90/36
(EX OR 217/653,OR 266/631,

MCKENDREE BETTY EST
96337 LANG ROAD
YULEE, FL 32097

2024

50-3N-28-0000-0029-0410

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96100 GARDEN TR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/27/2022 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,644
TOTAL MARKET VALUE	54
SOH/AGL Deduction	0
ASSESSED VALUE	54
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54
TOTAL JUST VALUE	4,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0090/0036	3/06/1969	WD	Q	I		10,000

GRANTOR: JONES BESSIE E (WIDOW

GRANTEE: MCKENDREE JACK M &

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 SI	0		RMH	0.00	0.00	0.13	AC		1.00	1.00	1.00	415.00	415.00	54							
2	009910	M	MKT.VAL.AG	0		RMH	0.00	0.00	0.13	AC		1.00	1.00	0.80	45,000.00	36,000.00	4,644							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.13 Total Land Value: 54 Market: 4,644 Agricultural: 54 Common: 0 PRINTED 08/06/2024 BY SYS